

3 Alexandra Road, Southport PR9 0NB

Guide Price £450,000*

SEMI DETACHED DWELLING SPLIT INTO BEDSITS PRODUCING INCOME AND WITH FURTHER PLANNING FOR DEVELOPMENT



This interesting semi detached dwelling is situated in a popular road off Gordon Street within easy reach of the town centre and Southport Main Line Station. Further rail services are available within two miles at Meols Cop and Birkdale Stations. Southport Boulevard is also within close proximity. The property sits on a site of approximately 737 sm (0.18 acres) and is arranged as ten bedsits. We understand that this provides an income of Guide Price £47,000 per annum. In addition there is a further area of land to the side of this property that has been granted planning permission under reference DC/2023/00407 for an erection of a three storey block of three self contained flats after demolition of the existing garages. Details of this planning will be within the legal pack. We understand that the main dwelling is presented in good order. This lot will be of interest to investment buyers and developers.

ACCOMMODATION

Main dwelling arranged as 10 bedsits. The EPC lists the dwelling as 310 sm. Garages to side with planning to demolish and build a block of three flats.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Sefton Council Council tax Band D EPC Band E

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN